

DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

SUMMARY

Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at www.cityofknoxville.org/downtownnorth/brownfield.asp

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In this Sixth Edition of the Newsletter, we will review the City's progress during the last three months to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that was presented during the Project Team Meeting held at St. John's Lutheran Church at 4 p.m. on February 6th. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our next Project Team Meeting is May 1st, 2014.

COMPLETED PHASE II ENVIRONMENTAL SITE ASSESSMENTS

The City's consultant, S&ME, completed the following Phase II Environmental Site Assessment (ESA) during the previous quarter:

Historic Knoxville High Property

Assessment activities were completed on November 19, 2013 and included sampling of surface and subsurface soils, groundwater, soil gas, asbestos and lead-based paint. Phase II and asbestos and lead-based paint reports summarizing the results of the investigations were completed on February 6th and 10th, 2014.



Old Knoxville High Property—101 E. Fifth Avenue

PHASE II ENVIRONMENTAL SITE ASSESSMENTS IN PROGRESS

Former Auto Sales and Service Property

As part of the Phase II Investigation, S&ME initiated the following:

- Performed passive soil vapor collector survey
- Conducted asbestos and lead-based paint surveys

Future proposed Environmental Media Investigation:

- Propose five soil probe locations to collect soil samples.
- Propose five probes locations to collect soil/sub-slab gas samples.
- Propose two groundwater monitoring wells to collect groundwater data.



Former Auto Sales & Service Property—835 N. Central Street

Former Southern Linen Property

As part of the Phase II Investigation, S&ME initiated the following:

- Performed passive soil vapor collector survey
- Conducted asbestos and lead-based paint surveys

Future proposed Environmental Media Investigation:

- Subsurface soil sampling
- Sub-slab gas sampling
- Groundwater Sampling



Former Southern Linen Property—1013 N. Central Street

PROPOSED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Former Sanitary Laundry Property

This property was historically utilized as dry cleaner from 1926 to 1993 and also as a private auto repair facility. Petroleum and dry cleaning solvent USTs (underground storage tank) and fuel oil AST (above ground storage tank) were previously used on this property. In 1994 the property was placed on the State Superfund list.

Phase II ESA Opportunities:

- Assess soil and groundwater in near vicinity of historical USTs/ASTs and in other areas of property previously utilized for dry cleaning and auto repair operations.
- Address potential vapor intrusion concerns by performing soil gas and sub-slab gas as well as ambient air testing.
- Perform asbestos and lead-based paint inspections.



Former Sanitary Laundry Property—625 N. Broadway

Former Lindsay Texaco Property

This property was historically utilized as gasoline service station. Sanborn maps indicate that fueling operations have occurred on the property back to at least 1950.

Phase II ESA Opportunities:

- Utilize grant funding to perform the removal of site underground storage tanks.
- Assess soil in near vicinity of historical USTs and in other areas of property previously utilized for petroleum storage and dispensing operations.
- Address potential vapor intrusion concerns by performing soil gas testing.

Next Steps:

- Obtain Final Approval from EPA for SSQAPP.
- Implement UST Closure, Phase II ESA and Compile Assessment Data in Phase II ESA Report.



Former Lindsay Texaco Property—1101 N. Central Street

PROPOSED PHASE I ENVIRONMENTAL SITE ASSESSMENT OPPORTUNITIES

Knox Tenn Rental & Sales Co.

New Assessment Opportunities:

The City of Knoxville and S&ME recently met with company and marketing representatives. Access agreement forms were forwarded for the following three properties:

- Irwin St.
- N. Central St.
- Bernard Ave.



Knox Tenn Rental & Sales Co.—854 N. Central Street

DOWNTOWN NORTH BROWNFIELDS PROJECT AREA



UPCOMING EVENTS

Next Project Team Meeting Date:

May 1st, 2014

The Project Team Meeting date is scheduled for 4 p.m. at St. John's Lutheran Church, located at 544 N. Broadway